STUDIO e
Architecture • Interiors • Project Management

May 16, 2016

Flores Residence
312 Argo
Alamo Heights, Texas 78209

Re: Scope of Work

Located in Alamo Heights on Argo Avenue, the existing residential duplex structure was built in 1938. The proposed scope of work includes remodeling, additions and the updating of both the interior and the exterior of the residence. Included in the remodeling is a new second floor, an addition to the rear and a new detached garage and drive. It is important to note that a significant portion of the existing front concrete parking pad will be removed to make room for new landscaping. The existing foundation (post and beam) will be utilized in the new design with the exception of the removal of approximately 1'-6"– 2'-0" of the east wall to accommodate the new 10' drive.

The "craftsman-bungalow" inspired design is intended to fit in and compliment the character of the street and ultimately the feel of the neighborhood. We respectfully submit the proposed project for your review. Thank you.

Best Regards,

Joaquin Escamilla
Registered Architect
TX #9333

116 Nova Mae #3 • San Antonio, Texas 78216 • 210.733.5300

LOCATION MAP

312 ARGO, ALAMO HEIGHTS, TX 78209

PROJECT SUMMARY

THIS IS A NEW ADDITION AND INTERIOR RENOVATION TO AN EXISTING DUPLEX. THE SPACE WILL FUNCTION AS A PRIVATE RESIDENCE. STRUCTURE IS EXISTING 3-1/2" WOOD STUDS. EXTERIOR WALLS ARE 3-1/2 WOOD STUDS WITH WOOD SIDING.

LEGAL DESCRIPTION

LOT 8, BLOCK 124, NCB - 4024
ALAMO HEIGHTS, BEXAR COUNTY TEXAS

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CONTACT INFORMATION

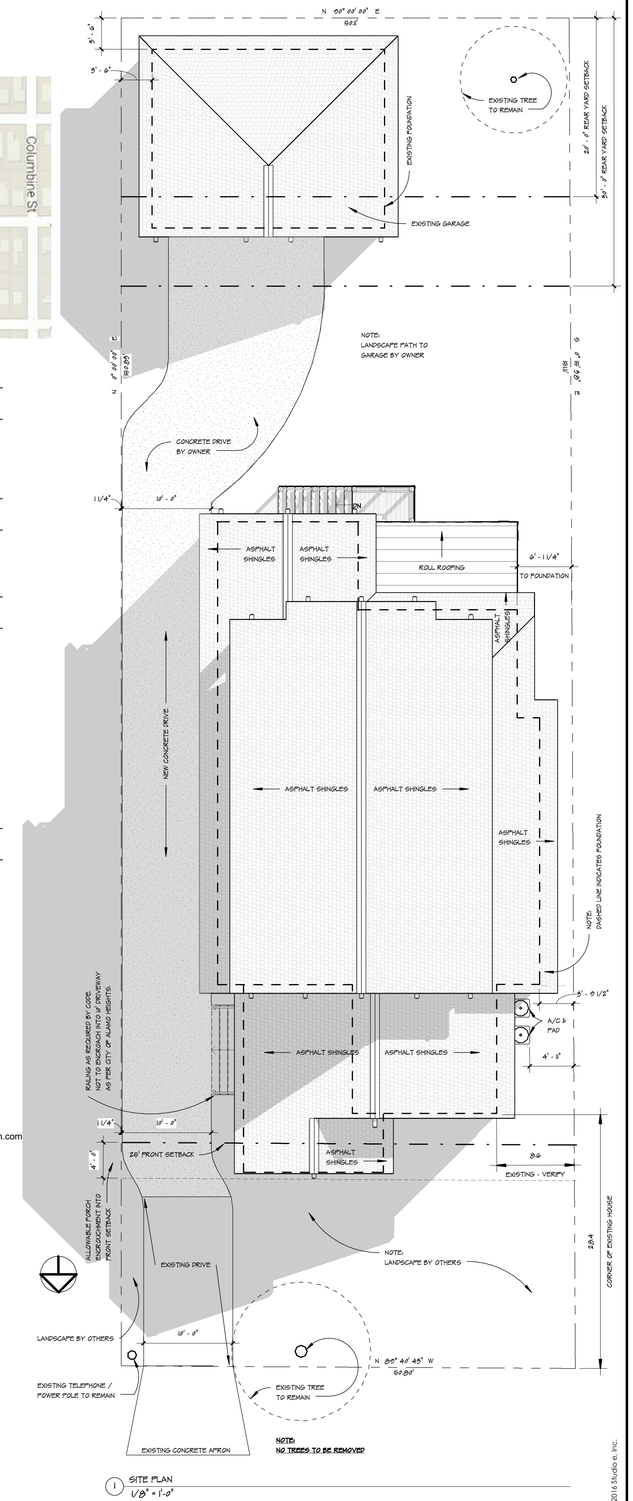
OWNER

MICHAEL & SUSAN FLORES
312 ARGO
San Antonio, TX 78209
P: 210.219.7479
F: 000.000.0000
E: sp3992@sbcglobal.net
CONTACT: MICHAEL & SUSAN FLORES

ARCHITECT

Studio E. Architecture & Interiors, Inc.
116 Nova Mae #3
San Antonio, TX 78216
P: 210.733.5300
F: 210.733.5300
E: aimee@studio-e-design.com and or joaquin@studio-e-design.com
CONTACT: Joaquin & Aimee Escamilla

LEVEL 1:	1880 SQ FT
LEVEL 2:	975 SQ FT
TOTAL CONDITIONED BUILDING SF:	2855 SQ FT
LEVEL 1 ENTRY PORCH:	275 SQ FT
LEVEL 1 BACK PORCH:	172 SQ FT



1 SITE PLAN
1/8" = 1'-0"

REGISTERED ARCHITECT JOAQUIN F. ESCAMILLA 9333 STATE OF TEXAS
05/12/2016

studio e
architecture / interiors inc.
116 Nova Mae #3
San Antonio, Texas 78216
210.733.5300 T

FLORES RESIDENCE

312 ARGO, ALAMO HEIGHTS, TX 78209

JOB NO: XXX - Project Information
DRAWN BY: Author
ISSUE / REVISION:
BID SET

DATE: 5/17/2016 11:57:50 AM

Issue Date:

SHEET TITLE.
PROJECT INFO

SHEET NO.
A0

GENERAL REQUIREMENTS:

1. Owner / Client Responsibilities: Reference is made throughout these General Requiremnets and Notes to responsibilities and standards of care to be fulfilled by those providing services in the development and construction of this project. Owner / Client shall be responsible for adherence to those requirements by the Owner, Builder, Developer, General Contractor, Subcontractors and other professional Consultants not retained by the designer.
2. Builder's Set: the scope of this set of plans is to provide a "builder's set" of construction documents and general notes hereinafter referred to as "plans." after formal review and approval by a licensed engineer and or architect, this set of plans is sufficient to obtain a building permit; however, all materials and methods of construction necessary to complete the project are not necessarily described. The plans delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. This plan set specifies the particular products or materials recommended for this design. The implementations of these plans requires an Owner / Client / Contractor thoroughly knowledgeable with the applicable building codes and methods specific to this product type and type of construction.
3. Building Maintenance: The exposed materials used in the construction of this project will deteriorate as the completed project ages unless properly and routinely maintained. Owner / Client shall provide or cause the development of a plan to keep these exposed materials protected and maintained.
4. Codes: All construction shall comply with the most estrangement requirements of all current applicable city, county, state and federal laws, rules, codes, ordinances and regulations. if the General Contractor or any Subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances and regulations, then the contractor in violation shall bear all cost of repair arising out of non - conforming work.
5. Permits: The general building permit and plan check shall be secured and paid for by owner / client. All other permits shall be secured and paid for by the Subcontractor directly responsible.
6. Insurance: the Owner / General Contractor and every Subcontractor performing work or providing services and / or material for the work are required to purchase and maintain in force "All Risk" Builders Insurance prior to commencement of the work and / or furnishing labor, services and materials. Each "All Risk" policy shall be in an amount sufficient to cover the replacement value of the work being performed and / or the labor, services and materials being supplied by the General Contractor, Subcontractors, Designer. and all professional consultants.
7. Insurance: Owner / Client shall cause the general Contractor and every Subcontractor performing work or providing services and / or materials for the work to purchase and maintain General Liability insurance.
8. Named Products: The Designer makes no guarantee for products indentified by trade name or manufacturer.
9. Scope: The General Contractor and subcontractors shall furnish all labor, equipment, and material indicated on the plans and reasonably inferred or required by the applicable codes. All contractors shall submit all proposals describing scope of work and materials in writing to the owner.
10. Substitution: Substitutions of specific materials or products listed shall not be made without written authorization by Owner. The General Contractor and any Subcontractor shall not make the structural substitutions or changes without prior written authorization from the structural engineer.
11. Changes: Any addition, deletion, or change in the scope of the work described by the plans shall be written change order only. Any approval from the building official for a change in the work shall be the responsibility of the owner and general contractor.
12. Intention: the General Contractor shall ensure that all labor, materials, equipment and transportation shall be included in the work for complete execution of the project. The Designer shall not be responsible for the means and methods of construction. It is the responsibility of the owner, General Contractor and subcontractors to notify of any changes made during construction.
13. Review of Drawings: The General Contractor and all Subcontractors shall review the full content of the plans for discrepancies and omissions prior to commencement of work. The General Contractor and all Subcontractors shall be responsible for any work not in conformance with the plans or in conflict with any code.
14. Use of the Drawings: Dimensions take precedence over scaled measurements. Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical," imply all like conditions treated similarly, unless noted otherwise. The architectural details shown are intended to further illustrate the visual concept and the minimum recommended weather protection for this project. Building code requirements, structural considerations, trade association manuals and publications and product manufacturer's written instruction shall also be considered in order to complete the construction of the details, and in some cases may supersede the details.
15. These deisgn and drawings are specifically to be used for this site only. All designs, concepts and copyrighted by Studio-e Inc.
16. Approved drawings: The Owner / General Contractor shall be responsible for coordinating the work between the different subcontractors and requiring all subcontractors to use the most current building department approved set of plans.
17. Cutting and Patching: All subcontractors shall do their own cutting, fitting, patching, etc. to make the several parts come together properly and fit it to receive or by work of other trades.
18. Clean up: All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work. Subcontractors shall remove all rubbish, tools, scaffolding and surplus materials and leave the job in a broom - clean condition. All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completion of the project.
19. Storage of Materials: The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material suppliers' or manufactures' instruction. The materials shall be kept secure and protected from moisture, pests, and vandals. Any loss arising out of materials stored at the site shall be the responsibly of the General Contractor of Subcontractor who stored the damaged the damaged or lost materials.

ROUGH CARPENTRY:
1. Scope:
A. General Contractor / Owner / Frame Carpenter shall provide all engineering services and drawings including but not limited to floors and roof framing (existing, prefabricated and engineered wood trusses and conventional framing), wall framing and wall bracing, blocking and bridging to meet or exceed the requirements as set forth by building codes.
B. Blocking and Bridging:
(1) Stud Wall: Per applicable Building Code. Full Height walls shall have continuous studs from bottom to top plate.
(2) Ceiling joist: Per applicable building code. Use Solid bridging.
(3) Prefabricated engineered wood trusses: per applicable building code(s). Install as per manufacture requirements and specifications.
(4) Backing: Provide solid backing at all pendant or surface - mounted electrical fixtures, rails, grab bars, bath accessories, etc.
C. Fire stopping: Per applicable building code.
D. Stud Walls: Per applicable building code. All studs to have full bearing on plate. All Studs to be 16"O.C. unless noted otherwise. Studs to be sized per requirements of code.
E. Use continuous, full height studs in accordance e with the highest standard of construction and framing practices.
F. All angled walls to be at 45 degrees unless noted otherwise, if applicacable.
G. Built-up roofs, Roll roof, TPO roof, waterproof balcony decks and exterior horizontal areas are to be framed with slope to ensure water drainage without ponding.
H. Provide crickets, if required, and as necessary for proper water drainage and to redirect channeled or run off waterway from vertical surfaces.
I. Provide blocking where required to provide uniform surface where flush joist and beams are different depths.
J. All dimensions given are to face of framing, unless noted otherwise.
K. Align bottom of all adjacent window and door headers, unless noted otherwise on framing plan.
L. Framing plan and wind bracing plans as per code(s) and structural engineer.
M. Coordinate joist and pre-fabricated wood trusses layout and block cuts with Mechanical, (HVAC & Plumbing).

FINISH CARPENTRY:
1. Scope:
A. Furnish and install all finish carpentry complete, including trim, door frames, paneling if applicable and shelving. Size and profile to be selected by owner.
B. Installation of finish hardware, bath accessories, cabinet pulls, etc. as recommended by manufacturer.

2. Workmanship:
A. All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped with nails set and surfaces free of tool marks.
B. Wood work shall be accurately scribed to fit adjoining surfaces.
C. All work shall be machined or hand sanded, sharp edges and splinters removed, and completely prepared for finish.
D. Full length continuous boards shall be used wherever applicable or specifically noted.

3. Fitting and Hanging doors:
A. Each door shall be accurately cut, trimmed, and fitted to its respective frame and hardware with due allowance for painter's finishes.
B. Clearance at the lock and hanging stiles and at the top shall not exceed 1/8". Clearance at the bottom shall be adjusted for finish floor covering.
C. Lock stile edges shall be beveled.
D. Doors shall operate freely, but not loosely, without sticking or binding, without hinge bound conditions, and with all hardware properly adjusted and functioning.

4. Materials:
A. Door frames: Frames shall be set plumb and true, rigidly secured, and protected during the course of construction.
B. Door Stops and Casing: Size and profile as selected by Owner / Client.
C. Exterior Trim: refer to drawings for exterior trim material and sizes. All cut sides / faces / edges must be primed and painted. If specific product brand is specified on drawings, see manufactures specifications and installation instruction.
D. Interior Trim:
(1) Interior Rails: Clear material, finished to match casework
(2) Window Trim: 1x clear wood to match casework or as noted in drawings (verify with owner).
(3) Base Boards: As noted in drawings or selected and approved by Owner.

INSULATION:
1. Installation:
A. Thermal Insulation: As per code, install insulation between joists, and or prefabricated wood trusses, below all roof surfaces, and areas including any vertical wall areas separating living spaces from unconditioned space and between studs at all exterior walls. Insulation shall be securely installed and tightly fitted without compressing the normal Loft thickness. Provide insulation stops / baffles as required to prevent obstruction of vents.
B. Sound Insulation: Install insulation between studs, securely and tightly fitted at bathrooms and laundry walls.
C. Plumbing Insulation: All domestic hot water piping shall have R-4 insulation or as required by code. Insulation shall be properly installed on all piping elbows to adequately insulate the 90 degree bend.
D. The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material supplier's or manufacturer's instructions. The materials shall be kept secure and protected from moisture.

2. Materials:
A. At a minimum, all insulation specified for this house shall meet or exceed the R-value requirements listed in International Energy Conservation Code and International Residential Code, and also the Grade II Specifications set by the National Home Energy Rating Standards.
B. A pre-drywall thermal bypass inspection must be performed be a qualified rater.
C. Inspections: third party: General Contractor and or subcontractor to provide any and all inspections as required by the city and building codes.

THERMAL & MOISTURE PROTECTION:
1. Foundations: refer to structural engineer drawings
A. Provide adequate drainage away from walls & foundations.
B. Seal all plumbing, electrical and other penetrations of walls and floors and seal joints.
C. Slope final grade away from foundation.
D. If applicable, provide capillary break at all concrete slabs (poly not req. if < 20" rainfall; gravel not req. for free draining soils = IRC Group 1
E. Exterior surface of below grade walls damp proofed or water proofed.
F. Provide insulation as per structural engineer or at crawl space.
G. Polyseal all exterior corners as required by the city and applicable codes.

2. Walls
A. Install windows, doors, exterior cladding, flashing / counterflashing & sealants as per manufacturer recommendations.
B. All deck ledgers must be pressure treated material with 26 GA Galv metal flashing at top.
C. All penetrations that pass through exterior cladding into structure must be fully sealed.
D. Install materials with proper detailing to control degradation from moisture.

3. Roofs:
A. Material: asphalt composition shingles as selected by owner / client. Alternate: 24 GA Galvanized standing seam (7/8") installed as per manufacturer recommendation.
B. Metal drip edge at all exposed roof decking. Style "D."
C. Bituminous members at all eaves, valleys & penetrations (not req. if < 20" rainfall)
D. Step flashing at all roof / wall intersections & terminated with "kick out" flashing
E. Gutters to be determined. Consult with owners, or as directed.
F. No. 30 roof felt underlayment minimum, or approved equal.
G. Roof Insulation as indicated in this drawing set, or as required by codes.
H. All roof penetrations to be covered with metal boots, no exposed P.V.C. allowed.
I. Minimum 25-year expected lifetime warranty.

4. Wet Rooms:
A. Install drains or drain pans to capture leaks under water heaters if tank heaters are used in lieu of tank less water heaters.
B. Properly install washer and water heater, if used, drain pans.
C. Use highly durable materials in wet areas. 1/2" water resistant gypsum board on walls and 5/8" water resistant on ceilings.
D. Use nonpaper-faced backer board on walls in tubs and shower areas.

5. Air Infiltration:
A. Install "IC" airtight rated recessed lights in insulated ceilings.
B. Complete air barrier between attic and conditioned space & all penetrations sealed.
C. Air filter housings must be airtight to prevent bypass or leakage.
D. Air seal ventilation ductwork.
E. provide 3rd party inspection as required by the city and by building codes.

6. Interstitial Condensation:
A. Clothes dryers vented outdoors in wall.
B. Insulate all cold water pipes and avoid plumbing in exterior walls.
C. >1 Perm finish on inside of exterior walls (only req. in hot / humid & mixed / Humid climates).

7. Heat Loss:
A. Insulate all ventilation exhaust ductwork as required by building codes and the city, outside of the insulated envelope
B. Install insulation wind baffles at attic eave bays. Typical.

8. Ultraviolet Radiation:
A. Install materials with proper detailing to control degradation from sun.

9. Other:
A. Mechanical equipment must be accessible for surface, including AC condensate drain pan & trap.
B. Use rigid duct or other methods to keep fan back-pressure below 0.2" for EOV systems. Verify with manufacturer requirements and building codes.

HEATING, VENTILATION & AIR CONDITIONING:
1. Scope:
A. Provide 2 economical and energy efficient (SEER 16 or better) systems to be designed and installed by a Licensed HVAC contractor in the State of Texas. Systems to meet or exceed the standards as set for by the latest issue of the International Plumbing and Mechanical Codes and the City of Alamo Heights. HVAC subcontractor is responsible to submit systems design, calculations and layouts to the Owner for approval prior to installation and to the City of Alamo Heights if needed.
B. Supply all labor, transportation, material, etc. for installation of a complete heating and air conditioning system to operate according to the provisions of ASHRAE Standard 62.2-2007 and best practices of the trade including, but not limited to: mechanical units, ducts, registers, catwalks, grilles, boots, vent pipes, dampers, combustion air, fans, ventilators, refrigerant, etc. All materials, work, etc., to comply with all requirements of all legally constituted public authorities having jurisdiction including all county and state ordinances. Furnish and install all equipment complete and operable. Verify all material and installation requirements and limitations at fire and sound assemblies.
C. Provide rubberized asphaltic membrane materials at all penetrations of water - resistive membrane at exterior walls.

Installation:
A. Provide required clearances for duct work and to combustibles.
B. Provide a permanent electric outlet and switched light fixtures as required.
C. No alterations to the structural frame, diaphragms, connections or shear panels shall be made which would compromise the designed structural integrity of such elements without prior written approval from the Structural Engineer.
D. All combustion equipment shall be directly vented with an outdoor combustion air supply.
E. All penetrations of fire assemblies shall meet the requirements of the building code and the city.
F. All HVAC equipment shall be approved prior to installation per nationally recognized standards and evidenced by listing and label of and approved agency.
G. Combustion air from outside shall be supplied to all fuel burning appliances.
H. Install air filters with a minimum efficiency reporting value (MERV) > or = to 10 and insure that air handlers can maintain adequate pressure and air flow. Air filter housing must be air tight to prevent bypass or leakage.
I. All fixed appliances are required to be securely fastened in place. Provide seismic bracing or anchor unit to platform where appropriate.
J. Install centralized HVAC system equipment with additional controls to operate in dehumidification mode.
K. Condenser pad or compressor from ground must not be less than 3" above grade. Location to meet city requirements.
L. The General Contractor and subcontractors shall be responsible for storing the materials on the site according to material supplier's or manufactures' instructions. The Materials shall be kept secure and protected from moisture.
M. Contractor to provide loads, diagrams & layout as required by the city, for approval by owner / client prior to construction.
N. Placement of registers: When laying out ductwork and placing registers, make sure they line up on center with something: a doorway, a window, the center of a room, a hallway, an electrical fixture, etc. See electrical plan for placement to get the idea. Please consult with the Designer when designing duct layout and register placement.
O. Ductwork: General Contractor to arrange joist layout and coordinate with Pre-Engineered trusses to accommodate for duct runs. Submit design drawings prior to installation.
P. Chase: HVAC subcontractor to confer with Owner and Framer to ensure adequate clearances for chase spaces and duct runs

ELECTRICAL (DESIGN / BUILD):
1. Scope:
A. Main Service: Licensed Electrical subcontractor to verify existing service that it meets or exceeds the latest issues of the NEC code, International Residential Code and all codes as subscribed by the City. Coordinate all new work with existing and verify that service is sized appropriately for the existing and new work. Electrical subcontractor to visit the site to familiarize himself or herself with the existing conditions. Electrical subcontractor is responsible for load calculations, riser diagrams and panel diagrams as required by the City.
B. Supply all labor, transportation, materials, etc, for installation of complete electrical system to operate according to the best practices of the trade and including but not limited to: fixtures, appliances, wiring, switches, outlets, television jacks, services, grounds, temporary power, junction boxes, conduit, sub-panels, etc. All work, materials, etc., to comply with all requirements of all legally constituted authorities having jurisdiction including all County and State ordinances. Furnish and install electrical work complete and operable. Verify all material and installation requirements and limitations at fire and sound assemblies.
C. Provide rubberized asphaltic membrane materials at all penetrations of the water-resistive membrane at exterior walls.

2. Installation:
A. Provide separate circuits each for dishwasher, garbage disposal, refrigerator, washer, dryer, microwave oven, HVAC and required by code.
B. Bathroom and service room fans: Install local exhaust systems in all bathrooms and in the kitchen to meet the requirements of section 5 of ASHRAE Standard 62.2-2007. Design and install fan ducts to meet the requirements of section 7 of ASHRAE Standard 62.2-2007. Exhaust air to outdoors and also use ENERGY STAR labeled bathroom exhaust fans subscribe to the latest codes.
C. All equipment installed outdoors and exposed to weather shall be weatherproof.
D. Provide ground fault interrupters, G.F.C.I., at all baths, garages, outdoor and wet area outlets. All branch outlets that supply 125 - volt single - phase, 15 and 20 ampere receptacle outlets installed in dwelling unit bedroom shall be protected by an arc - fault circuit interrupter(s).
E. The complete electrical system shall be grounded in accordance with the presently adopted edition of the N.E.C., Art. #250. Under ground requires #4 copper wire, 20'-0" long, embedded into concrete and provide bond to gas or water line.
G. Use only competent and skilled personnel and perform all work, including aesthetic as well as electrical and mechanical aspects to standards consistent with the best practices of the trade.
H. No altercation to the structural frame, diaphragms, connections or shear panels shall be made which would compromise the designed structural integrity of without prior such elements written approval from the Structural Engineer.
I. Provide Arc Fault Interrupters in all bedrooms and as required by latest codes.
J. All fixtures including but not limited to lights, exhaust fans, ceiling fans to be selected by owner and installed by the contractor.
K. Electrical receptacles: standard duplex (color to be determined by owner)
L. Switches/Dimmers: Style and type to be selected by owner.
M. Security System: To be determined. Consult with Owner.
N. Sound System: To be determined. Consult with Owner.
O. Site Lighting: To be determined. Consult with Owner.
P. Placement of electrical boxes: When placing electrical boxes for fixtures, insure they line up on center with something: a doorway, a window, the center of a room, a hallway, etc. See electrical plan for placement to get the idea. If there is no existing framing member in the exact spot where the box would go to line up with something, add a framing member or piece of wood to achieve this or use adjustable electrical boxes. In the case that a "J" box in the way of the pre-engineered wood trusses and or framing, adjust the framing including moving and or blocking out for it.
Q. Data/Audio/Telephone: Type, number and locations to be determined. Consult with Owner.

PLUMBING:
1. Scope:
A. Provide an economical and efficient system to be designed by a Licensed Plumbing contractor in the State of Texas. Systems to meet or exceed the standards as set forth by the latest issue of the International Plumbing Code, International Residential Code and all codes as subscribed by the City of Alamo Heights. Submit all proposed systems materials to be used, design and layout to the Owner for approval prior to installation. Plumbing subcontractor shall field verify and test all existing plumbing systems to insure viability and proper function with new work.
B. Licensed Plumber in the State of Texas to determine hot water demand and recommend sizing and determine if multiple water heaters are needed. If a standard tank water heater is used in lieu of an On-Demand, provide a drain pan and stable raised platform as per codes. Installation(s) and proposed location(s) to meet or exceed building codes and city requirements as noted in note A above.
C. Supply all labor, transportation, materials, etc, for installation of complete plumbing system to operate according to the best practices of the trade and including but not limited to: fixtures, hot and cold water piping, exhaust fans, combustion air, gas piping, log lighters, drains, soil and vent piping, hot water heaters, pipe insulation, meters, valves, vaults, etc. All work, materials, etc., to comply with all requirements of all legally constituted public authorities having jurisdiction including all County and State ordinances. Furnish and install plumbing work complete and operable, including trenching and backfilling. Verify all material and installation requirements and limitations at fire and sound assemblies.
D. Provide rubberized asphaltic membrane materials at all penetrations of the water-resistive membrane at exterior walls.
E. Protect pipes from freezing. Place all water lines and waste lines within "conditioned" space and where approved thermal insulation is between "line" and unheated area.

2. Installation:
A. Rough-in shall be completed. tested and inspected as required by code before closing-in with other work.
B. Openings in pipes, drains, and fittings shall be kept covered during construction.
C. Provide solid backing for securing fixtures. All fixtures to be set level.
D. Provide cleanouts at ends of all lines and where required by codes.
E. Copper, if used, shall be fully sweated to fittings.
F. Pex or equal, if used, shall be installed as per manufacturer recommendations and meet all codes as noted in note A above.
G. P.V.C. or APVC shall be installed as per manufacturer recommendations and meet all codes as noted above.
H. Black iron and galvanized steel pipe joints shall be made with approved pipe thread compound.
I. Provide shut-off vales at each fixture.
J. Provide condensate lines at each F.A.U. location. Provide primary & secondary condensate line to an approved drainage receptacle at attic K.A.U. locations.
L. Provide cold water line to refrigerator space in recessed box or in cabinet immediately adjacent to refrigerator space.
M. All vents to lead to outside air, where possible, locate all roof vents to rear side or ridges. Vents to terminate a minimum of 3'-0" from windows.
N. All horizontal A.B.S. piping shall be hung with approved hangers at 4'-0" on center minimum and spaced to permit expansion and contraction without hitting adjoining pipe. Vertical piping shall be supported at 8'-0" on center with wrought steel "U" straps securely fastened to building frame.
O. Provide air chambers at lavatory, dishwasher and clothes washer water connections. Set vertically as close to fixture as possible.
P. Provide 3/4" tee for irrigation at main shut-off.
Q. All combustion equipment shall be directly vented.
R. No alterations to the structural frame, diaphragms, connections or shear panels shall be made which would compromise the designed structural integrity of such elements without prior written approval from the structural engineer.
S. Provide non-removable backflow device on all exterior hose bibs.
T. A 12" minimum access panel to bathtub trap connection is required.
U Provide pressure regulator for water service where pressure exceeds 80 psi.
V. Provide drain.
W. Provide solid metal pipe for dryer vent to exterior. Do not install screen on dryer vent. Provide energy efficient dryer vent (with floating shuttle).
X. Placement of plumbing faucets and drains: When laying out lines, drains, faucets, etc. ensure they line up on center with something such as a wall, available floor space, windows, etc.. Consult with the Owner when designing final layout and plumbing item placement.
Y. Hose bibs: as per plans
Z. Lavatories, sinks, toilets: as selected by Owner. See floor plans for locations.
AA. Showers: All equipment including but not limited to shower heads, faucets and fixtures to be selected by owner. Shower pan liner equal to *Choraloy by Noble Company* installed as per manufacturer recommendation. Minimum 60 mil thickness.
BB. Dryer vent: through the wall. Verify location with Owner prior to installation.
CC. Floor Drain: Provide floor drain at Laundry under the Washer/Dryer. See floor plans. Exposed Pipes: All exposed water lines shall be insulated and firmly secured in place.
DD. Sewer System: Existing. Licensed plumber to verify existing system to determine condition lines and connect new work with existing system.

STANDARDS AND REGULATIONS

APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NON-REFERENCED STANDARDS, IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS. COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR ALL CONSTRUCTION PERMITS AS REQUIRED BY GOVERNING CITY BUILDING CODES.

THE INSTALLATION SHALL MEET THE MINIMUM STANDARDS PRESCRIBED IN THE LATEST EDITION OF THE FOLLOWING STANDARDS:

2015 International Residential Code
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Fire Code
2015 International Energy Conservation Codes
2014 National Electric Code

ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID GENERAL CONTRACTOR AND SUBCONTRACTORS ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING AND SHALL ADHERE TO THE CODES NOTED LISTED AND/OR UNLISETED ABOVE.

REGISTERED ARCHITECT
ROQUE F. CASH
9333
STATE OF TEXAS
06/2/2016

studio e
architecture / interiors inc.
116 Nova Mae #3
San Antonio, Texas 78216
210.733.5300 T

FLORES RESIDENCE

312 ARGO, ALAMO HEIGHTS, TX 78209

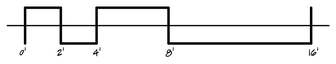
JOB NO: XXX - Project Information
DRAWN BY: Author
ISSUE / REVISION:
BID SET

DATE: 5/17/2016 11:57:54 AM

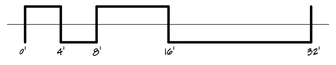
Issue Date:

SHEET TITLE.
GENERAL NOTES

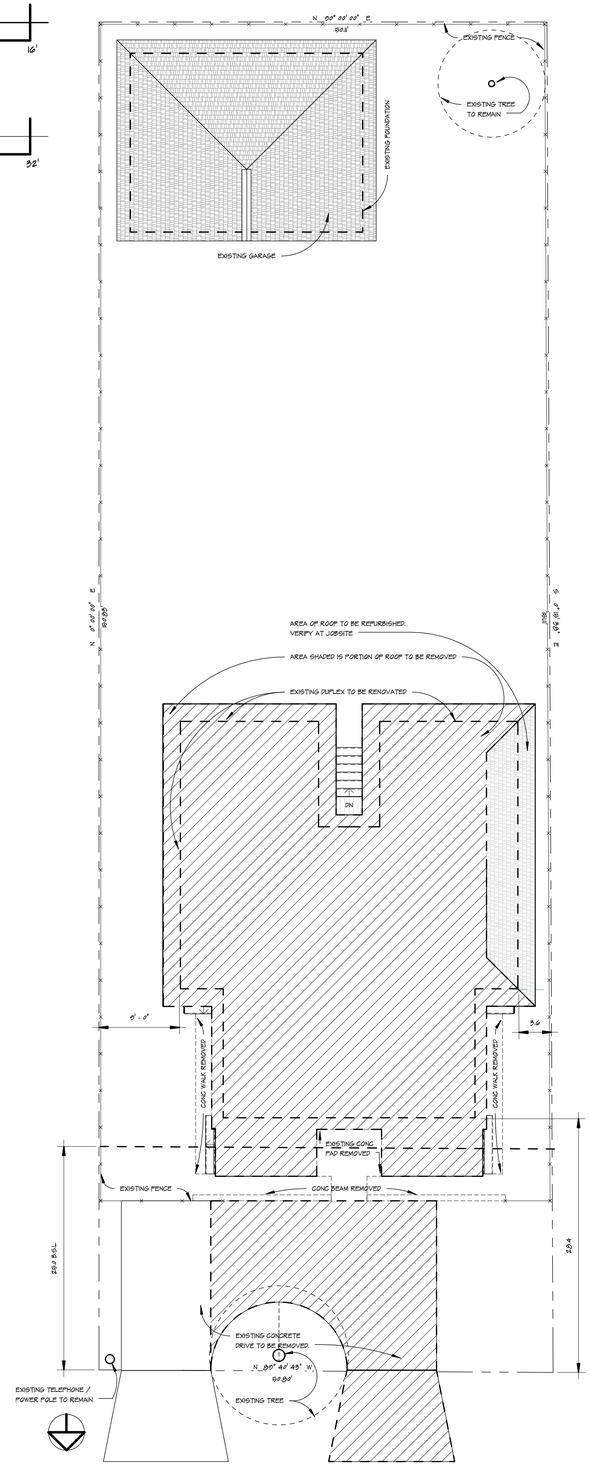
SHEET NO.
A0.1



GRAPHIC SCALE: 1/4" = 1'-0"



GRAPHIC SCALE: 1/8" = 1'-0"



1 SITE PLAN - DEMOLITION
1/8" = 1'-0"

ROOF DEMOLITION

EXISTING:	2286 SQ FT	
TO BE REMOVED:	1624 SQ FT	= 72%
TO REMAIN:	662 SQ FT	= 28%

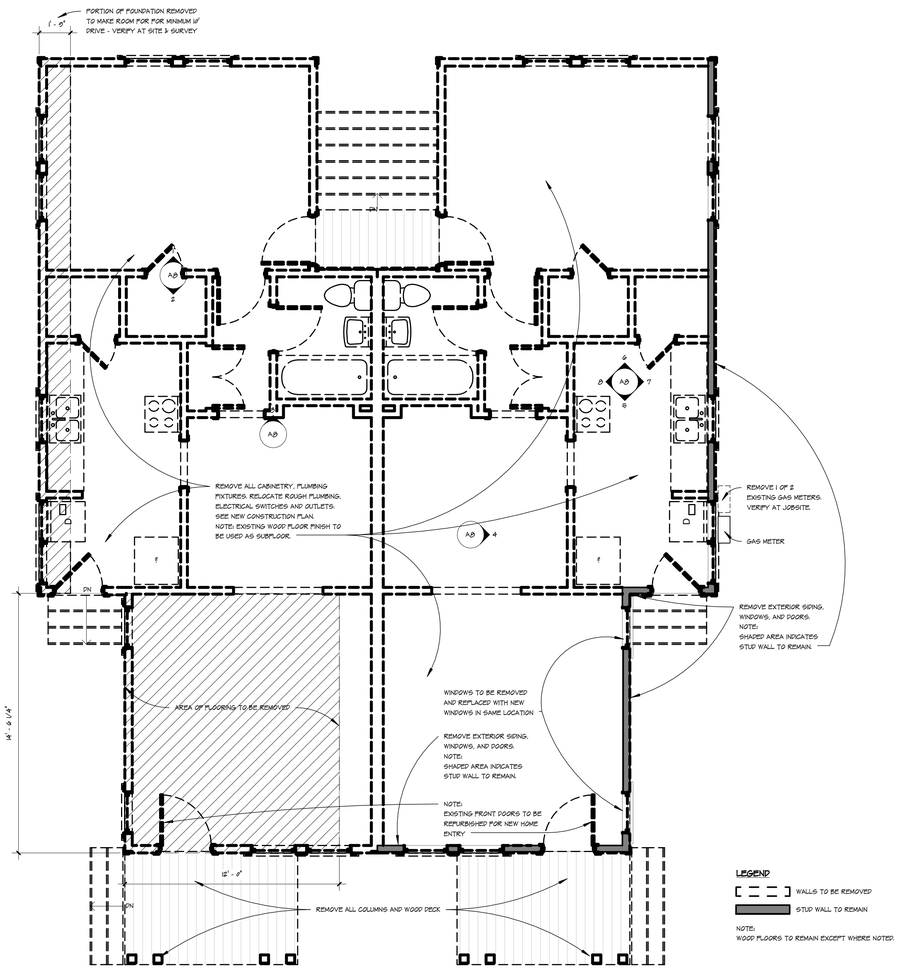
EXTERIOR WALL DEMOLITION

EXISTING:	2828 SQ FT	
TO BE REMOVED:	1605 SQ FT	= 67%
TO REMAIN:	838 SQ FT	= 33%

FRONT ELEVATION

EXISTING:	392 SQ FT	
TO BE REMOVED:	220 SQ FT	= 56%
TO REMAIN:	172 SQ FT	= 44%

NOTE:
REMOVE ALL ROOFING AND RAFTERS
FROM EXISTING HOUSE.



2 DEMOLITION PLAN - FLOOR PLAN
1/4" = 1'-0"

REGISTERED ARCHITECT
KEVIN F. ESQUIVEL
9333
STATE OF TEXAS
05/12/2016

studio e
architecture / interiors inc.

116 Nova Mae #3
San Antonio, Texas 78216
210.733.5300 T

FLORES RESIDENCE

312 ARGO, ALAMO HEIGHTS, TX 78209

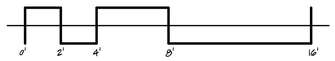
JOB NO: XXX - Project Information
DRAWN BY: Author
ISSUE / REVISION:
BID SET

DATE: 5/17/2016 11:57:58 AM

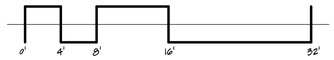
Issue Date:

SHEET TITLE.
DEMO FLOOR PLAN / SITE PLAN - AS BUILT

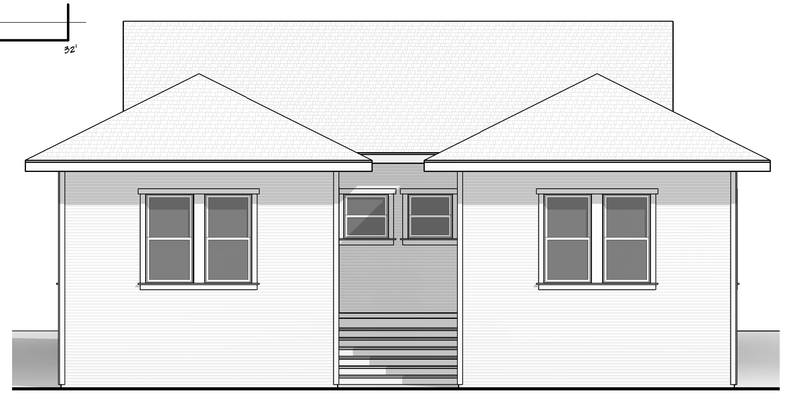
SHEET NO.
A1



GRAPHIC SCALE: 1/4" = 1'-0"



GRAPHIC SCALE: 1/8" = 1'-0"



3 EXISTING ELEVATION - SOUTH
1/4" = 1'-0"

ROOF DEMOLITION

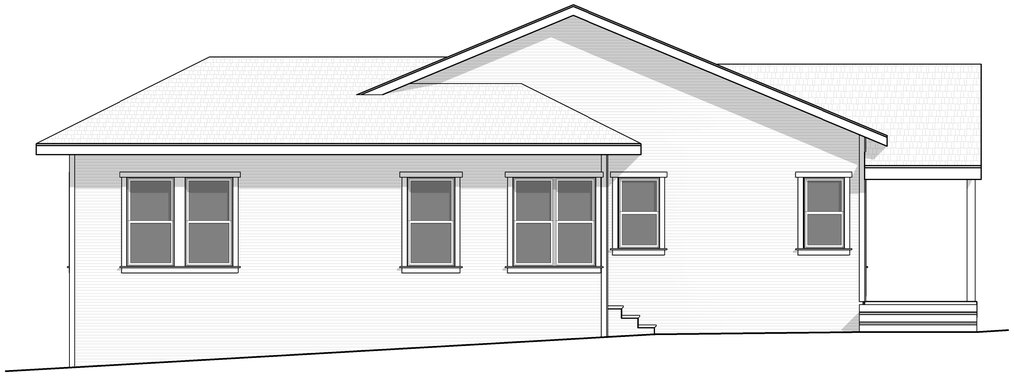
EXISTING:	2286 SQ FT	
TO BE REMOVED:	1624 SQ FT	= 72%
TO REMAIN:	662 SQ FT	= 28%

EXTERIOR WALL DEMOLITION

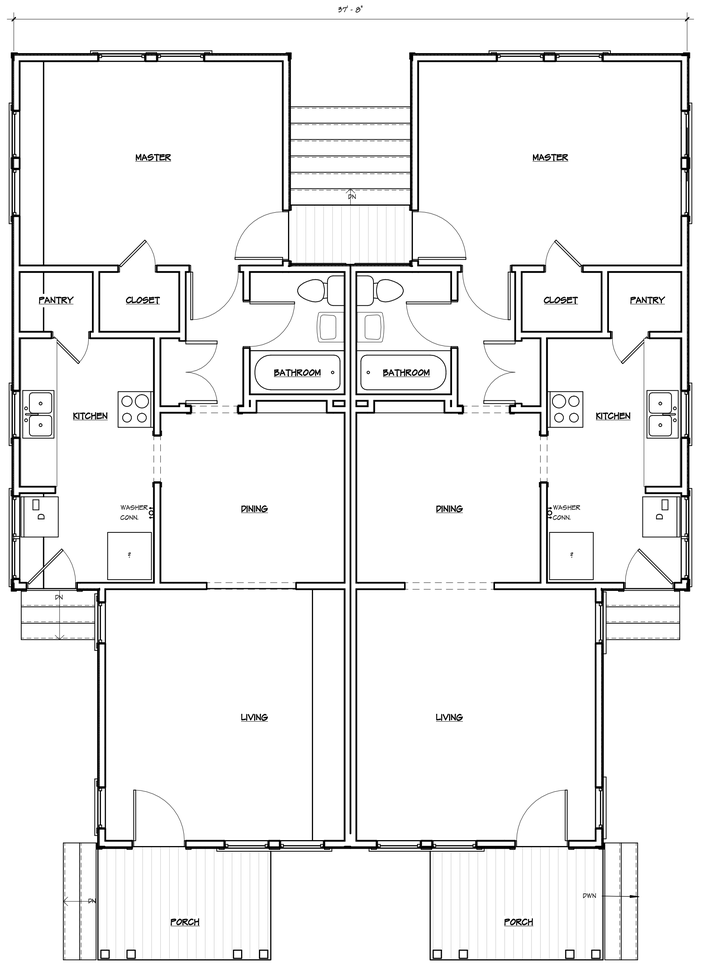
EXISTING:	2828 SQ FT	
TO BE REMOVED:	1990 SQ FT	= 67%
TO REMAIN:	838 SQ FT	= 33%

FRONT ELEVATION

EXISTING:	392 SQ FT	
TO BE REMOVED:	220 SQ FT	= 56%
TO REMAIN:	172 SQ FT	= 44%



4 EXISTING ELEVATION - EAST
1/4" = 1'-0"



1 EXISTING FLOOR PLAN
1/4" = 1'-0"

9 EXISTING ELEVATION - WEST
1/4" = 1'-0"

2 EXISTING ELEVATION - NORTH
1/4" = 1'-0"

EXISTING DUPLEX AS BUILTS

REGISTERED ARCHITECT
ENRIQUE E. FLORES
9333
STATE OF TEXAS
05/12/2016

studio e
architecture / interiors inc.
116 Nova Mae #3
San Antonio, Texas 78216
210.733.5300 T

FLORES RESIDENCE

312 ARGO, ALAMO HEIGHTS, TX 78209

JOB NO: XXX - Project Information
DRAWN BY: Author
ISSUE / REVISION:
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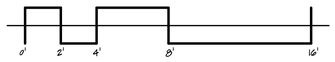
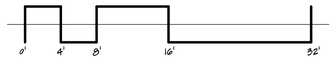
SHEET TITLE.
AS BUILT

SHEET NO.
A2



GRAPHIC SCALE: 1/4" = 1'-0"



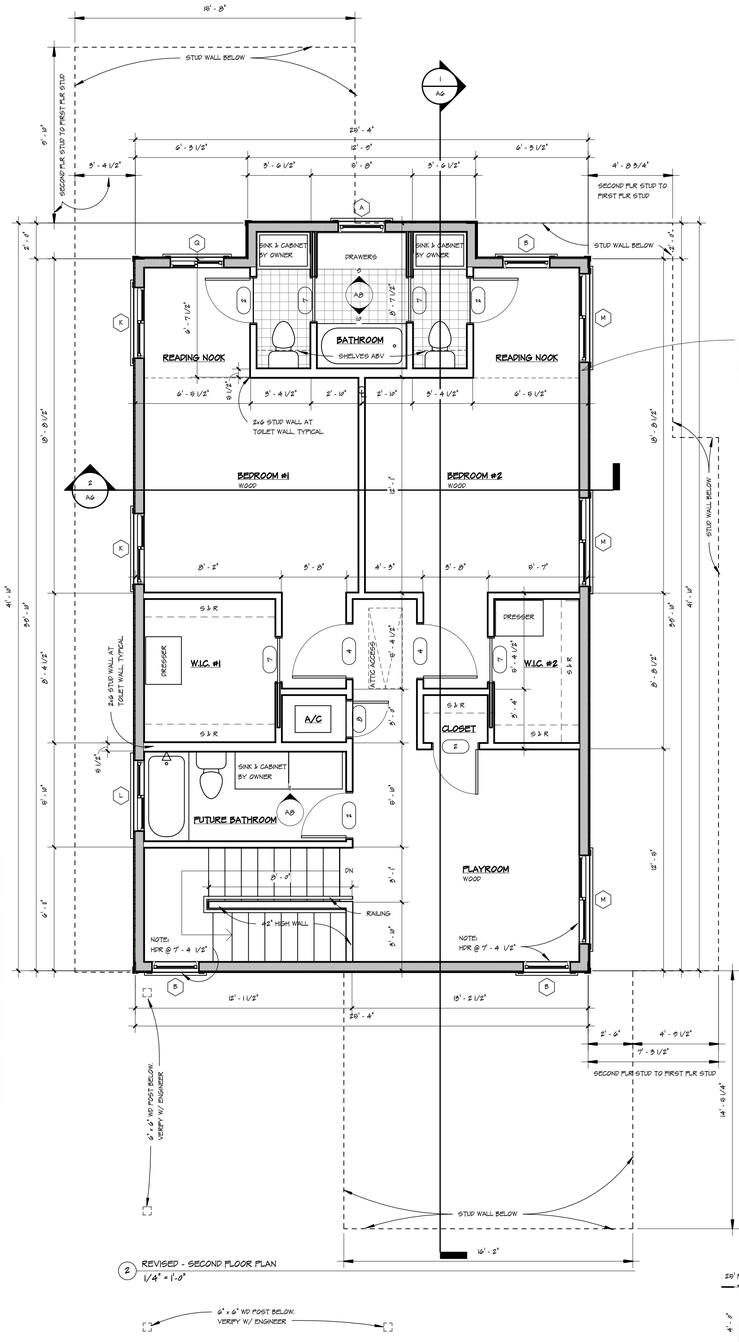
GRAPHIC SCALE: 1/8" = 1'-0"

AREA SCHEDULE - NEW		
NAME	AREA	COMMENTS
FIRST FLOOR	1,882 SF	
FIRST FLOOR - BACK PORCH	276 SF	
FIRST FLOOR - FRONT PORCH	172 SF	
SECOND FLOOR	576 SF	

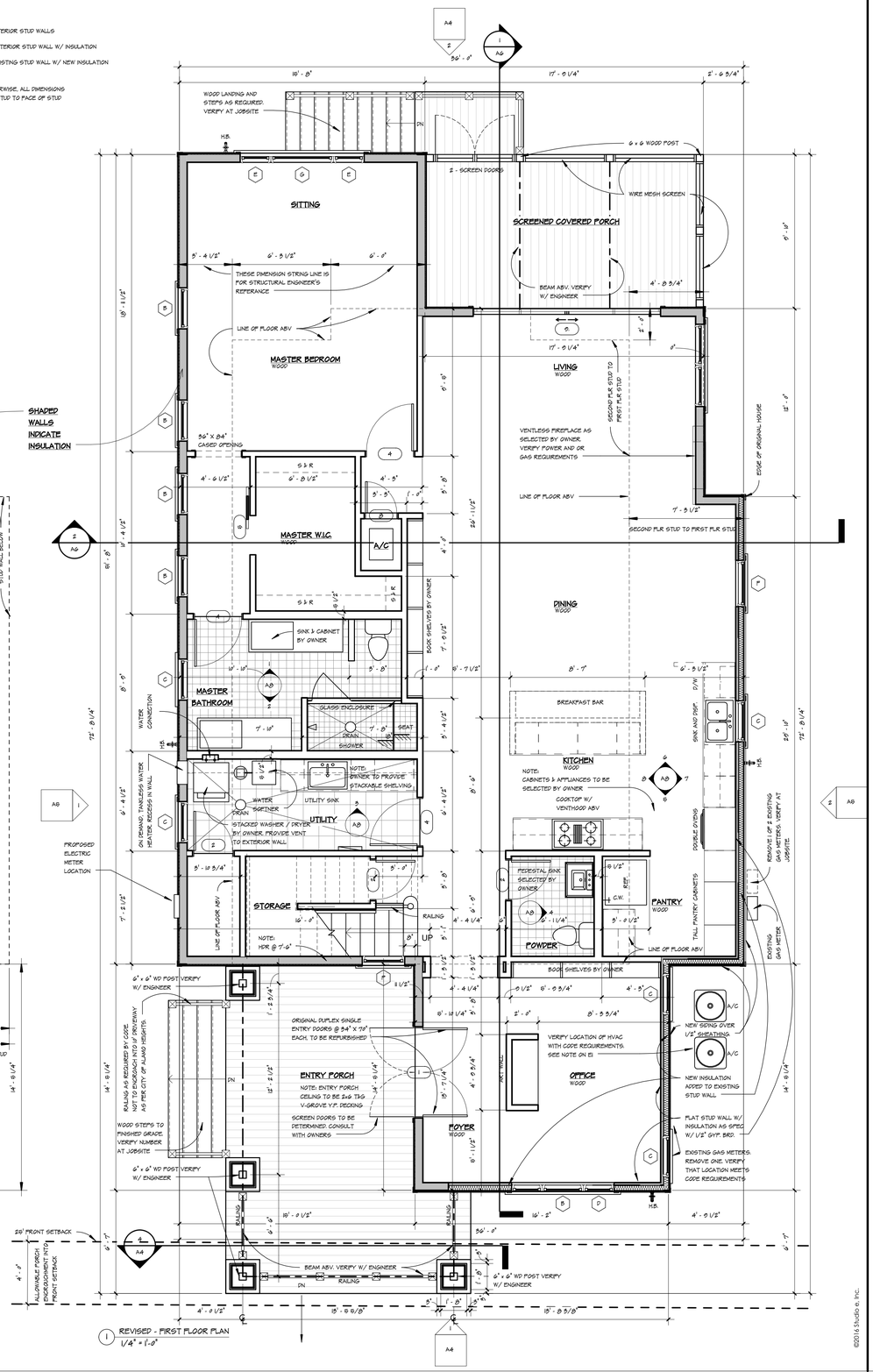
LEGEND

- INTERIOR STUD WALLS
- EXTERIOR STUD WALL W/ INSULATION
- EXISTING STUD WALL W/ NEW INSULATION

NOTE:
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD



2 REVISED - SECOND FLOOR PLAN
1/4" = 1'-0"



1 REVISED - FIRST FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE - LEVEL 1							
TYPE MARK	CONSTRUCTION TYPE	LEVEL	PHASE CREATED	WIDTH	HEIGHT	COUNT	COMMENTS
1		LEVEL 1	NEW CONSTRUCTION	8' - 0"	8' - 0"	1	ORIGINAL DRS
2	SWINGING INTERIOR	LEVEL 1	NEW CONSTRUCTION	2' - 0"	7' - 0"	5	
4	SWINGING INTERIOR	LEVEL 1	NEW CONSTRUCTION	5' - 0"	7' - 0"	5	
6	ROLLING DR	LEVEL 1	NEW CONSTRUCTION	2' - 6"	7' - 0"	1	
B	A/C DOOR	LEVEL 1	NEW CONSTRUCTION	2' - 0"	6' - 0"	1	
G		LEVEL 1	NEW CONSTRUCTION	1' - 11 1/2"	7' - 11 1/2"	1	

Grand total: 19

DOOR SCHEDULE - LEVEL 2							
TYPE MARK	CONSTRUCTION TYPE	LEVEL	PHASE CREATED	WIDTH	HEIGHT	COUNT	COMMENTS
2	SWINGING INTERIOR	LEVEL 2 - SUBFLOOR	NEW CONSTRUCTION	2' - 6"	7' - 0"	4	
4	SWINGING INTERIOR	LEVEL 2 - SUBFLOOR	NEW CONSTRUCTION	5' - 0"	7' - 0"	2	
7	POCKET	LEVEL 2 - SUBFLOOR	NEW CONSTRUCTION	2' - 6"	7' - 0"	4	
B	A/C DOOR	LEVEL 2 - SUBFLOOR	NEW CONSTRUCTION	2' - 0"	6' - 0"	1	

Grand total: 11

SECOND FLOOR WINDOW SCHEDULE						
TYPE MARK	TYPE	SILL HEIGHT	HEAD HEIGHT	COUNT	Phase Created	COMMENTS
A	31 1/2" x 31 1/2"	4' - 4"	6' - 1 1/2"	1	NEW CONSTRUCTION	
B	31 1/2" x 66 1/2"			5	NEW CONSTRUCTION	
K	47 1/2" x 47 1/2"	3' - 0"	6' - 1 1/2"	2	NEW CONSTRUCTION	
L	47 1/2" x 11 1/2"	6' - 0"	6' - 1 1/2"	1	NEW CONSTRUCTION	
M	66 1/2" x 20 1/2"			5	NEW CONSTRUCTION	
Q	30 7/8" x 24 1/8"	4' - 8 3/8"	6' - 1 1/2"	1	NEW CONSTRUCTION	

Grand total: 11

MAIN FLOOR WINDOW SCHEDULE						
TYPE MARK	TYPE	SILL HEIGHT	HEAD HEIGHT	COUNT	PHASE CREATED	COMMENTS
B	31 1/2" x 66 1/2"	2' - 0"	6' - 1 1/2"	7	NEW CONSTRUCTION	
C	31 1/2" x 59 1/2"	4' - 0"	6' - 1 1/2"	9	NEW CONSTRUCTION	
D	23 1/2" x 66 1/2"	2' - 0"	6' - 1 1/2"	2	NEW CONSTRUCTION	
E	23 1/2" x 77"	6 1/2"	6' - 1 1/2"	2	NEW CONSTRUCTION	
F	30 1/2" x 77"	6 1/2"	6' - 1 1/2"	1	NEW CONSTRUCTION	
G	48" x 77"	6 1/2"	6' - 1 1/2"	1	NEW CONSTRUCTION	
F	32 1/2" x 48 1/2"	2' - 6"	6' - 1 1/2"	1	NEW CONSTRUCTION	TEMPERED

Grand total: 23

REGISTERED ARCHITECT
JUSTIN F. ROSS
9333
STATE OF TEXAS
08/12/2016

studio e
architecture / interiors inc.
116 Nova Mae #3
San Antonio, Texas 78216
210.733.5300 T

FLORES RESIDENCE

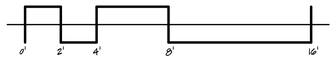
312 ARGO, ALAMO HEIGHTS, TX 78209

JOB NO: XXX - Project Information
DRAWN BY: Author
ISSUE / REVISION:
BID SET

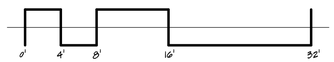
DATE: 5/17/2016 11:58:15 AM
Issue Date:

SHEET TITLE.
FLOOR PLAN

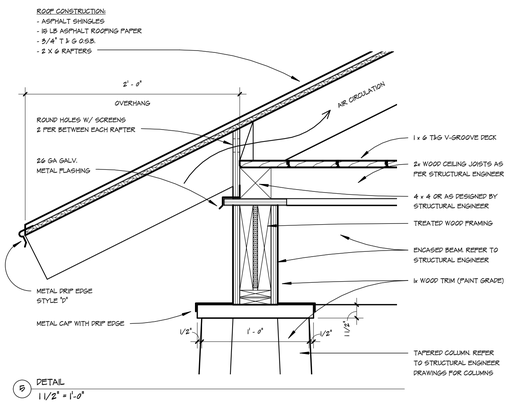
SHEET NO.
A3



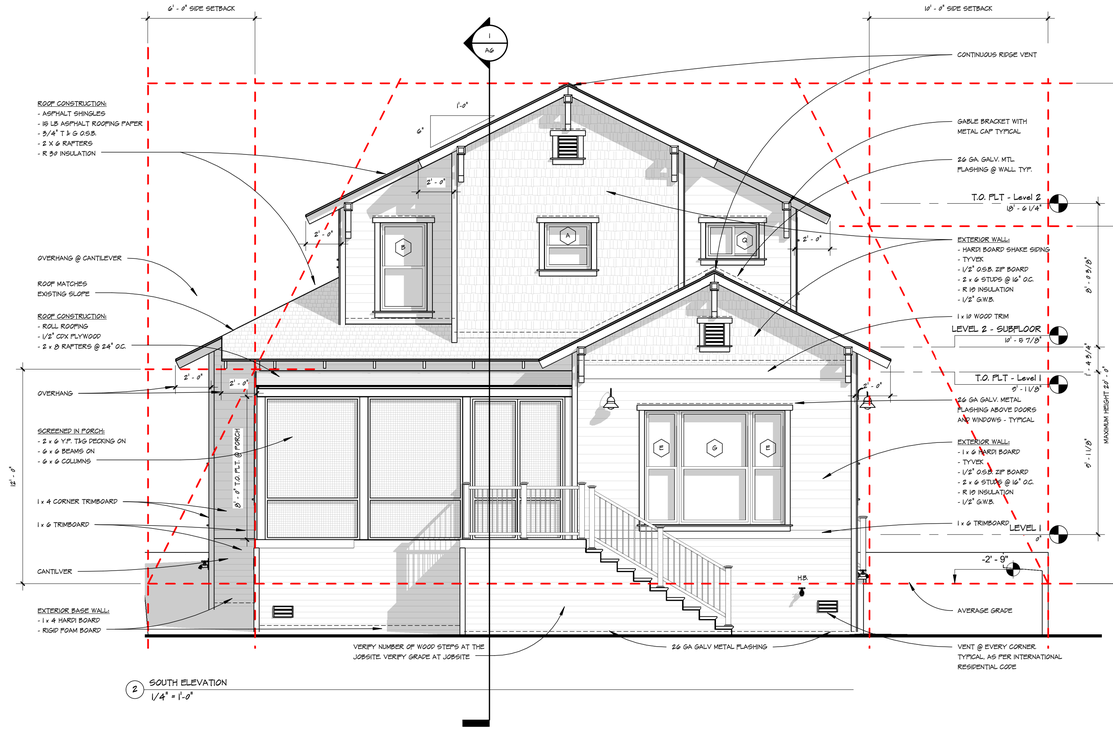
GRAPHIC SCALE: 1/4" = 1'-0"



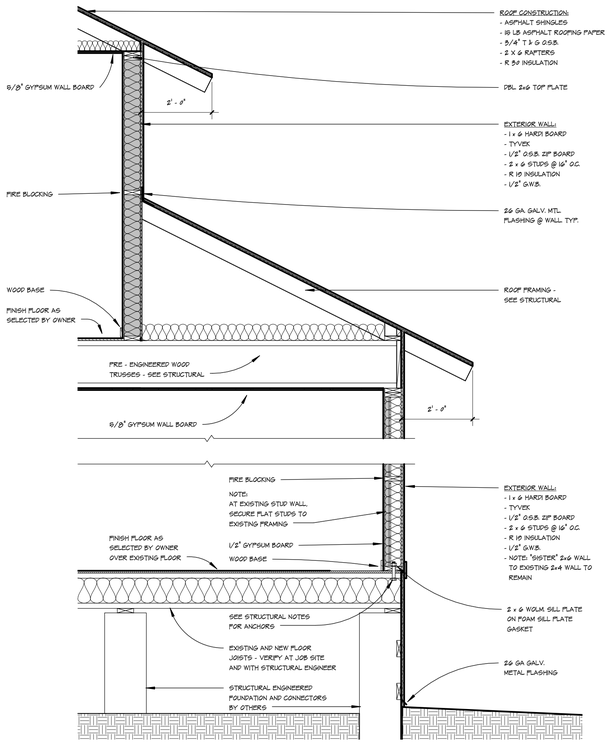
GRAPHIC SCALE: 1/8" = 1'-0"



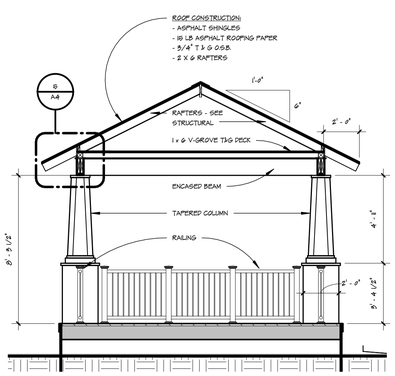
5 DETAIL
1 1/2" = 1'-0"



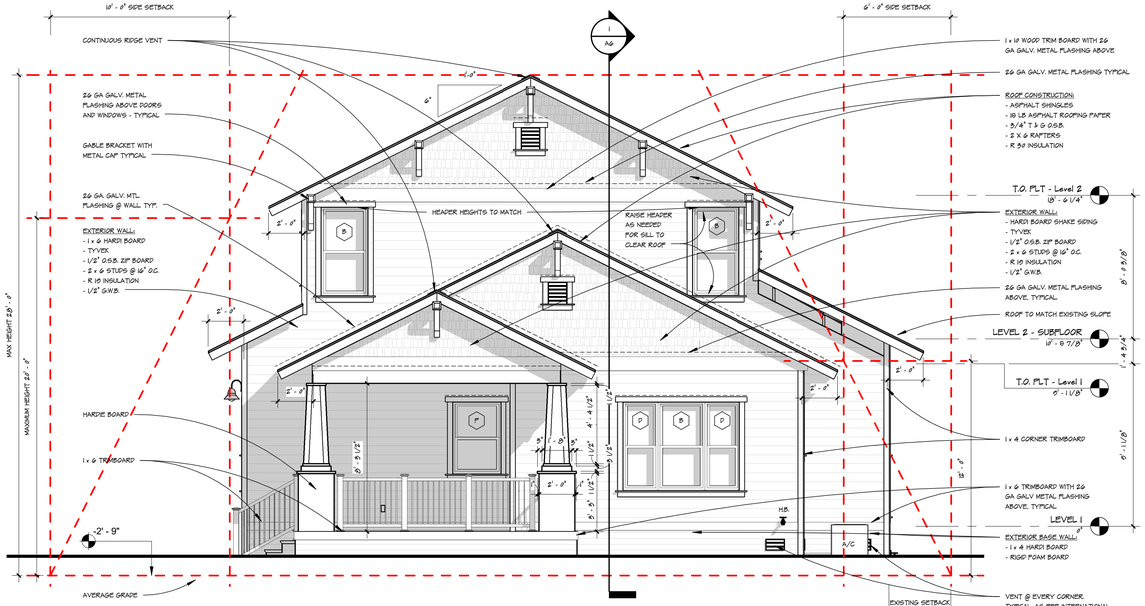
2 SOUTH ELEVATION
1/4" = 1'-0"



3 TYPICAL WALL SECTION
1/2" = 1'-0"



4 SECTION AT ENTRY PORCH
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

REGISTERED ARCHITECT
JUSTIN F. ROCHE
9333
STATE OF TEXAS
08/12/2016

studio e
architecture / interiors inc.
116 Nova Mae #3
San Antonio, Texas 78216
210.733.5300 T

FLORES RESIDENCE

312 ARGO, ALAMO HEIGHTS, TX 78209

JOB NO: XXX - Project Information
DRAWN BY: Author
ISSUE / REVISION:
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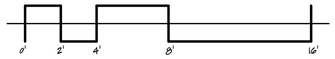
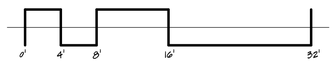
Issue Date:

SHEET TITLE.
ELEVATIONS - FRONT AND BACK

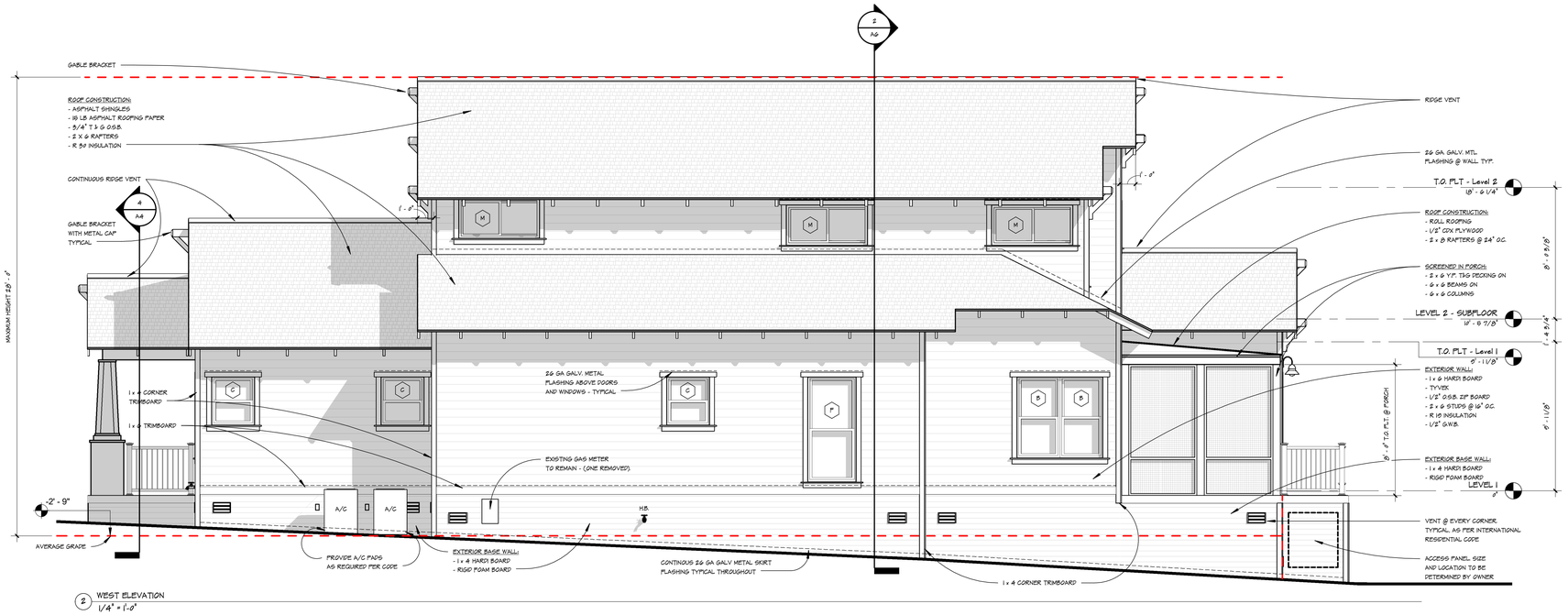
SHEET NO.
A4



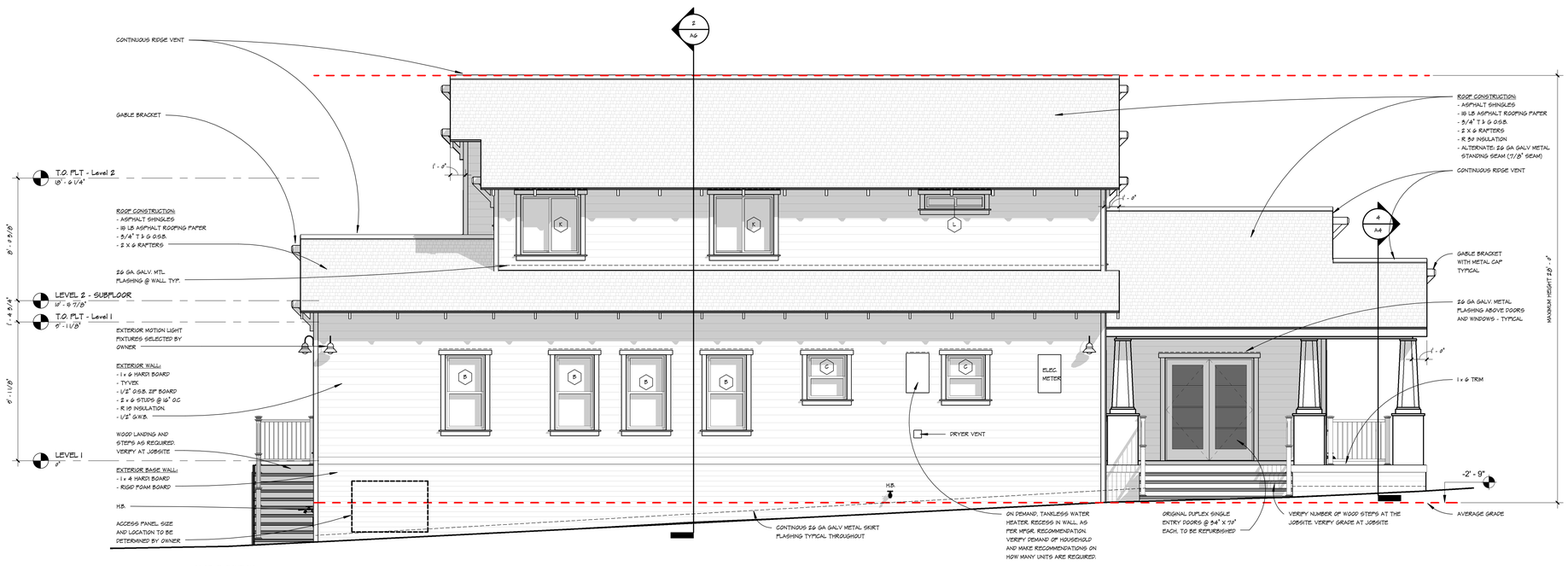
GRAPHIC SCALE: 1/4" = 1'-0"



GRAPHIC SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

REGISTERED ARCHITECT
JAQUIN F. FLORES
9333
STATE OF TEXAS
08/12/2016

studio e
architecture / interiors inc.
116 Nova Mae #3
San Antonio, Texas 78216
210.733.5300 T

FLORES RESIDENCE

312 ARGO, ALAMO HEIGHTS, TX 78209

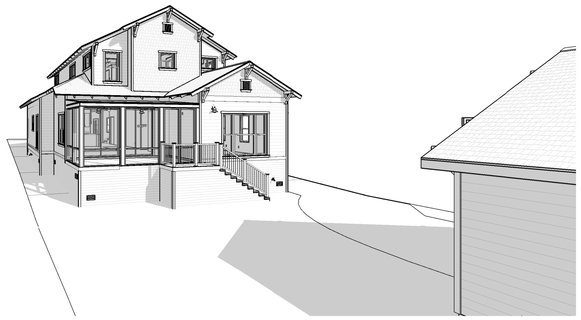
JOB NO: XXX - Project Information
DRAWN BY: Author
ISSUE / REVISION:
BID SET

DATE: 5/17/2016 11:58:41 AM
Issue Date:

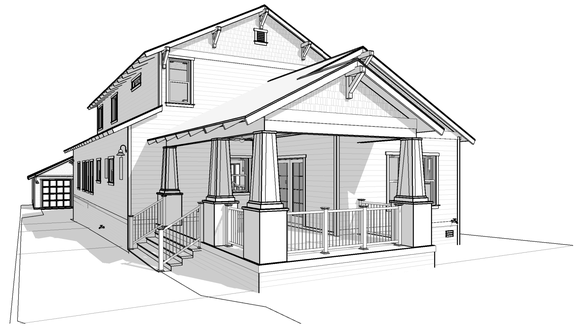
SHEET TITLE.
ELEVATIONS - RIGHT AND LEFT

SHEET NO.
A5

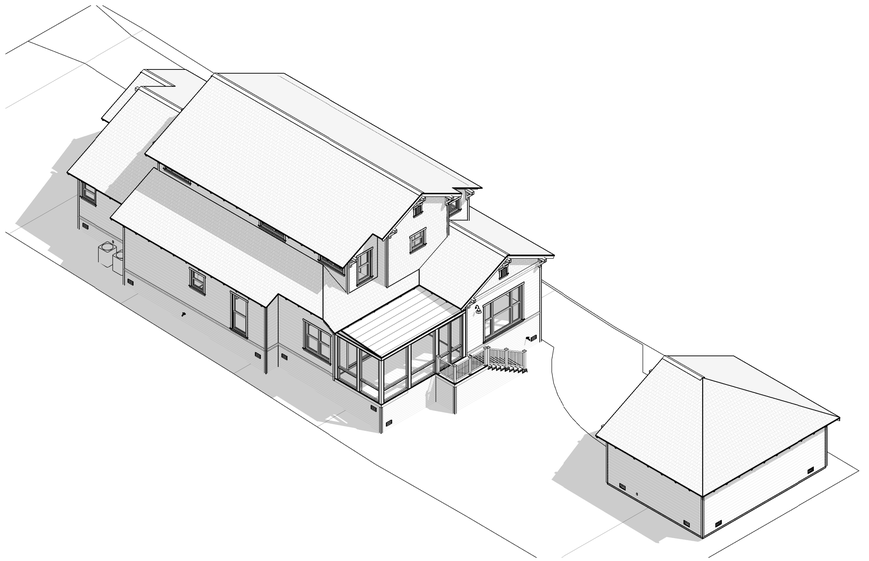
FOR ILLUSTRATION ONLY
NOT FOR CONSTRUCTION



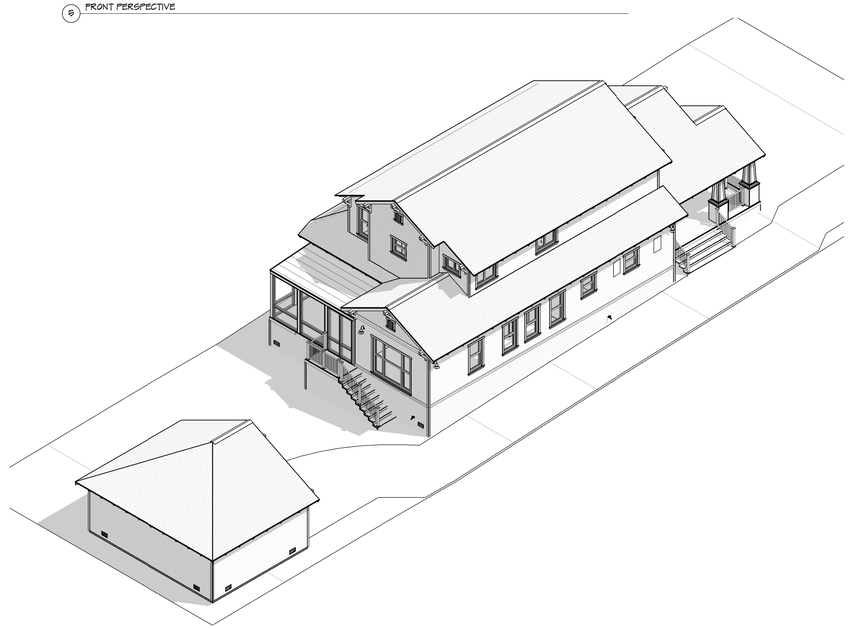
6 BACK PERSPECTIVE



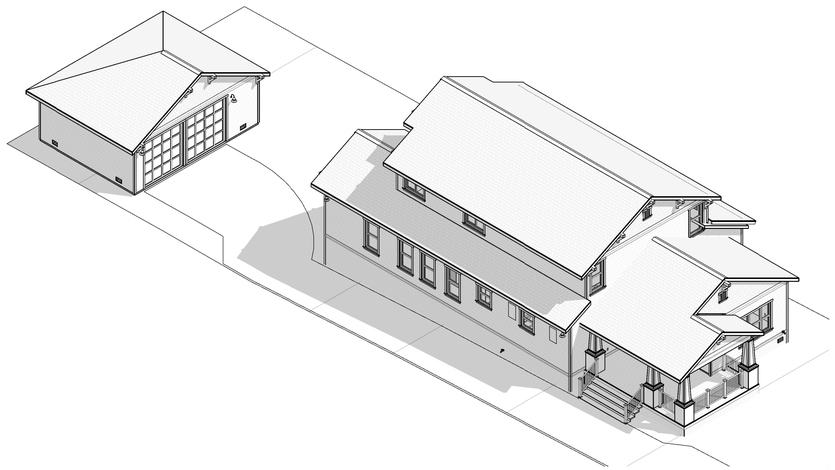
5 FRONT PERSPECTIVE



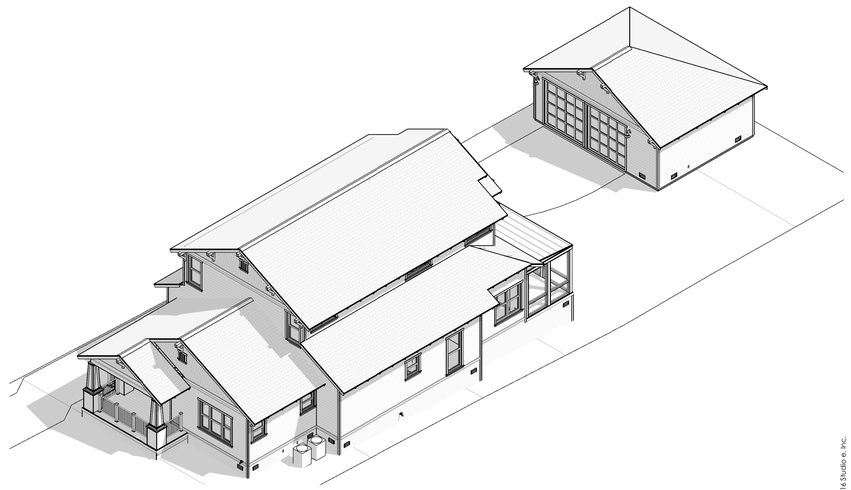
4 AXONOMETRIC



3 AXONOMETRIC



2 AXONOMETRIC



1 AXONOMETRIC

REGISTERED ARCHITECT
ENRIQUE E. FLORES
9333
STATE OF TEXAS
05/12/2016

studio e
architecture / interiors inc.

116 Nova Mae #3
San Antonio, Texas 78216
210.733.5300 T

FLORES RESIDENCE

312 ARGO, ALAMO HEIGHTS, TX 78209

JOB NO: XXX - Project Information
DRAWN BY: Author
ISSUE / REVISION:
BID SET

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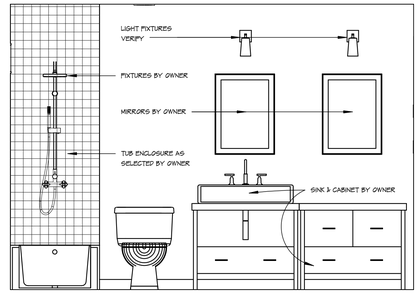
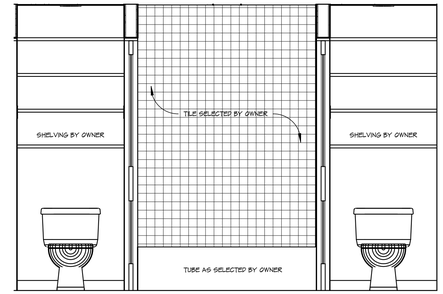
Issue Date:

SHEET TITLE.
3D VIEWS

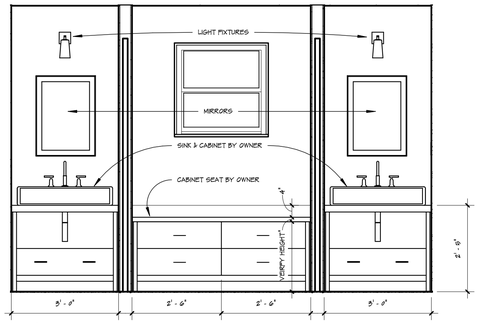
SHEET NO.
A7



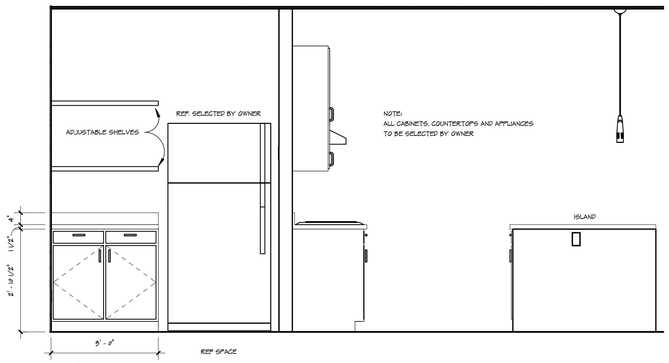
11 BATHROOM
1/2" = 1'-0"



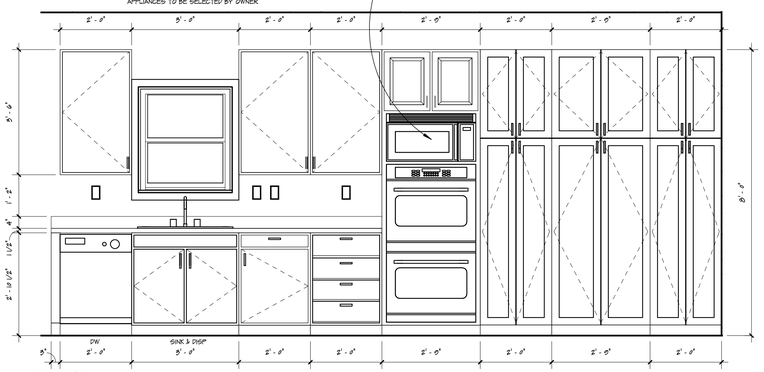
10 BATHROOM
1/2" = 1'-0"



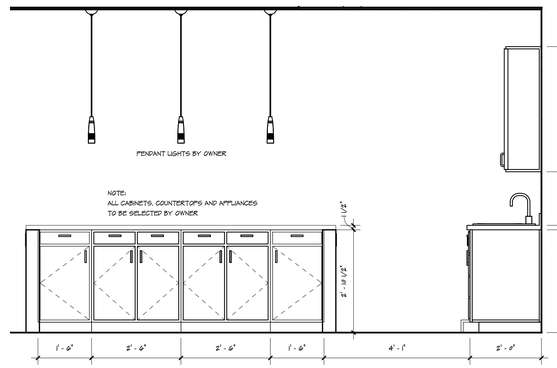
9 BATHROOM
1/2" = 1'-0"



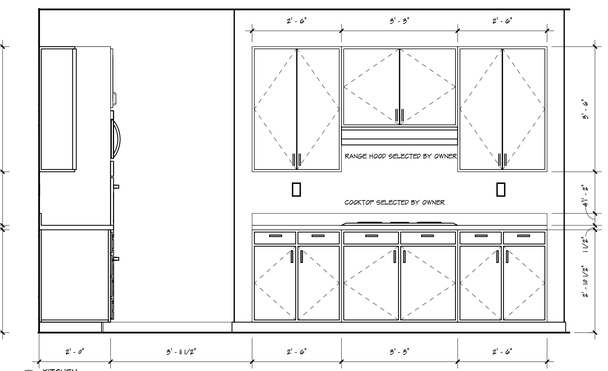
8 KITCHEN
1/2" = 1'-0"



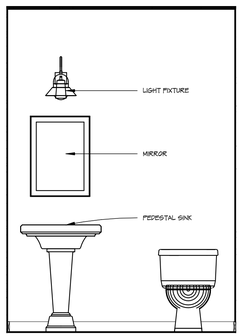
7 KITCHEN
1/2" = 1'-0"



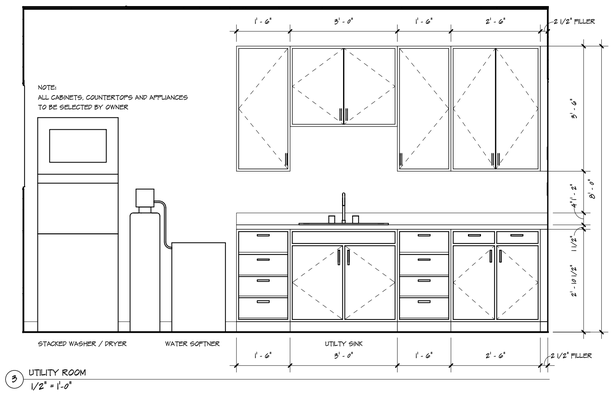
6 KITCHEN
1/2" = 1'-0"



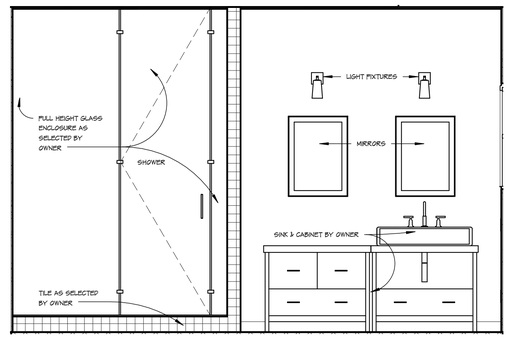
8 KITCHEN
1/2" = 1'-0"



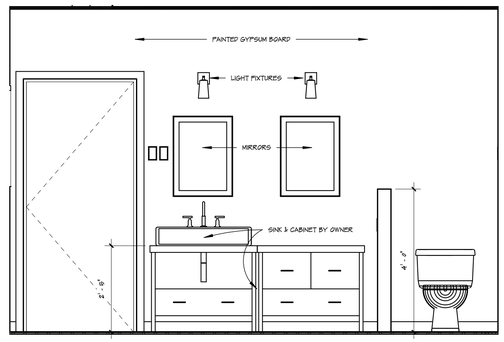
4 POWDER ROOM
1/2" = 1'-0"



3 UTILITY ROOM
1/2" = 1'-0"



2 OWNERS BATHROOM
1/2" = 1'-0"



1 OWNERS BATHROOM
1/2" = 1'-0"

REGISTERED ARCHITECT
JUSTIN F. ROSS
9333
STATE OF TEXAS
09/12/2016

studio e
architecture / interiors inc.
116 Nova Mae #3
San Antonio, Texas 78216
210.733.5300 T

FLORES RESIDENCE

312 ARGO, ALAMO HEIGHTS, TX 78209

JOB NO: XXX - Project Information
DRAWN BY: Author
ISSUE / REVISION:
BID SET

DATE: 5/17/2016 11:59:09 AM

Issue Date:

SHEET TITLE.
INTERIOR ELEVATIONS

SHEET NO.
A8

312 Argo Avenue

Existing Residence

312 Argo Avenue

Proposed Residence

3 neighboring houses across the street from proposed residence.